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ENERGY STAR Hotel Benchmarking Activity July 2010

EPA's ENERGY STAR energy performance scale evaluates actual, as-billed energy data to create a whole building indicator of energy performance and compare a building to its national peer group. EPA analyzes national survey data, develops regression models to predict energy use based on operation, and assigns a 1-to-100 score to a building. Each point on the scale represents one percentile of buildings. A full overview of this process and specific details on the hotel methodology are available online.¹ The purpose of this document is to provide an overview of benchmarking activity within Portfolio Manager.

Overview

The number of Hotels benchmarking has increased dramatically in recent years, with a 34% increase between 2008 and 2009. As of June 2010, there are over 5,000 Hotels receiving EPA ENERGY STAR scores in Portfolio Manager. The following table summarizes basic characteristics of hotels in Portfolio Manager: the average score is just below 50 and nearly 1,000 buildings score 75 or higher. These scores are evenly distributed along the 1-to-100 scale, which would be expected.

Portfolio Manager Hotel Benchmarking Characteristics	
All Hotels	5,262
Total Square Foot	1,041,153,574
Average Score	47
Number Scoring 75 or Higher	995

Fast Facts

The 5,262 hotels in Portfolio Manager represent a broad cross-section of the hospitality industry. They are large and small hotels located across the country. Some quick facts include:

- There are hotels located in all 50 states, the District of Columbia, Puerto Rico, and Guam.
 - All 48 states/territories that have 10 or more hotels benchmarking have at least one that scores 75 or higher.
 - California has the most hotels, with over 700 benchmarking.
- Hotel sizes range from 5,000 square foot to over 2,000,000 square foot:
 - The average hotel size is approximately 200,000 square foot.
- The number of rooms found in hotels ranges from 10 to over 1,000
 - The average is approximately 250 rooms.
- Approximately 60% of hotels report commercial cooking.
- Approximately 9% of hotels report swimming pools.
- The 995 Hotels with scores of 75 or higher have similar characteristics to the full set of hotels, on average
 - Sizes range from 5,000 to over 2,000,000
 - Number of rooms ranges from 10 to over 1,000

¹ http://www.energystar.gov/index.cfm?c=evaluate_performance.bus_portfoliomanager_model_tech_desc.